



City of Albuquerque

Legislative File Number EC-06-109 (version 1)

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Martin J. Chávez

FY06 One Year Objectives for the City of Albuquerque
Sustainable Community Development Goal -- Status Report

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Martin J. Chávez

Objective #8. Administer the transition from exactions to impact fees. Track credits and waivers of impact fees and report on this and the overall status of the transition to the Mayor and City Council.

Since implementation of Impact Fees by the City of Albuquerque began on July 1, 2005 over 1,000 building permits per month have been issued. Of these permits which include sign permits, wall permits, foundation permits, etc., approximately one third have been reviewed by the Impact Fee Section as part of the permit review process by the Planning Department/ Development and Building Services Division. Only 26 permits were assessed fees in the first quarter of Fiscal Year 2006, and only 7 of those have completed the review process and paid fees as of September 30, 2005, for a total collection of \$27,311.54. The provision of "Vested Rights" in the Impact Fee ordinances has allowed the vast majority of building permits to-date to NOT pay Impact Fees.

The provision for 'phasing-in' of the Impact Fee ordinances has allowed substantial discounts for those permits that have been assessed impact fees to-date. The 7 fees paid to-date have ranged from a low of \$324.23 (Southeast Heights residential) to a high of \$14,478.88 (Far Northeast commercial),

which represent 34% of the total Impact Fee calculations as provided for in the first six-month phase-in of the ordinances (total fees would be \$953.62 and \$42,584.94 respectively); beginning January of next year, assessments will be paid at 67% of the total Impact Fee calculations. Payment of the total Impact Fee calculations will begin in January 2007, and Vested Rights expire at the end of June 2007.

Significant steps were taken in the Impact Fee ordinances, rules, and regulations to protect lower-income home buyers. Impact fees will be waived for homes and apartments owned or rented by qualified affordable housing applicants. These waivers were designed with the input of a number of affordable home builders and affordable housing advocates. To date, there have not been any waiver applications for any affordable housing projects.

No credits or waivers (other than Vested Rights) for Impact Fees have been requested to-date.

Recommended:

Bruce J. Perlman
Chief Administrative Officer

Recommended:

Richard W. Dineen, AIA
Planning Department

Reviewed as to form:

Robert M. White
City Attorney